



INDUSTRIAL UNIT
FOR SALE / TO LET



Unit 3, Evercreech Way. Highbridge, Somerset, TA9 4AR.

- A mid terraced industrial unit on an established industrial estate.
- Total Accommodation – 9,535 sq ft / 885.80 sq m.
- Secure fenced frontage yard for parking and loading.
- Guide Price – **£715,000.**
- New Lease at **£55,000 per annum.**

Contact: Tony Mc Donnell MRICS

Mobile: 07771 182608

Email: tony@cluff.co.uk

LOCATION

Unit 3 occupies a mid-terrace position within a terrace of similar units along Evercreech Way on the established Walrow Industrial Estate at Highbridge.

Access to Junction 22 of the M5 is located less than 2 miles to the north.

Highbridge town centre is located approximately 1.75 miles to the north west. Bristol City lies 20 miles to the north with Taunton, the County Town of Somerset, 22 miles to the south.

DESCRIPTION

The unit is of traditional steel portal frame construction with a minimum eaves height of approx. 6.95 m and a maximum eaves height of approx. 8.0 m. The unit has a concrete floor.

Unit 3 provides clear span warehouse accommodation to include first floor office with staff facilities and staff kitchen areas below. To the front there is a secure perimeter fenced yard area, with double entrance metal gates providing loading and parking for up to 11 vehicles.

Unit 3 benefits from three phase electricity, mains water and drainage and a large frontage roller shutter door (height 6.20 m, width 4.25m). There are roof light panels providing good natural light.

ACCOMMODATION – Approximate measurements:

Unit 3:	885.80 sq m	9,535 sq ft
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BUSINESS RATES

The Rateable Value for the Unit 3 is £45,000 per annum, from 1st April 2023.

GUIDE PRICE

Unit 3 is available freehold with vacant possession at a guide price of **£715,000**.

RENT

Alternatively, Unit 3 is available via a new lease at £55,000 per annum.

EPC RATING

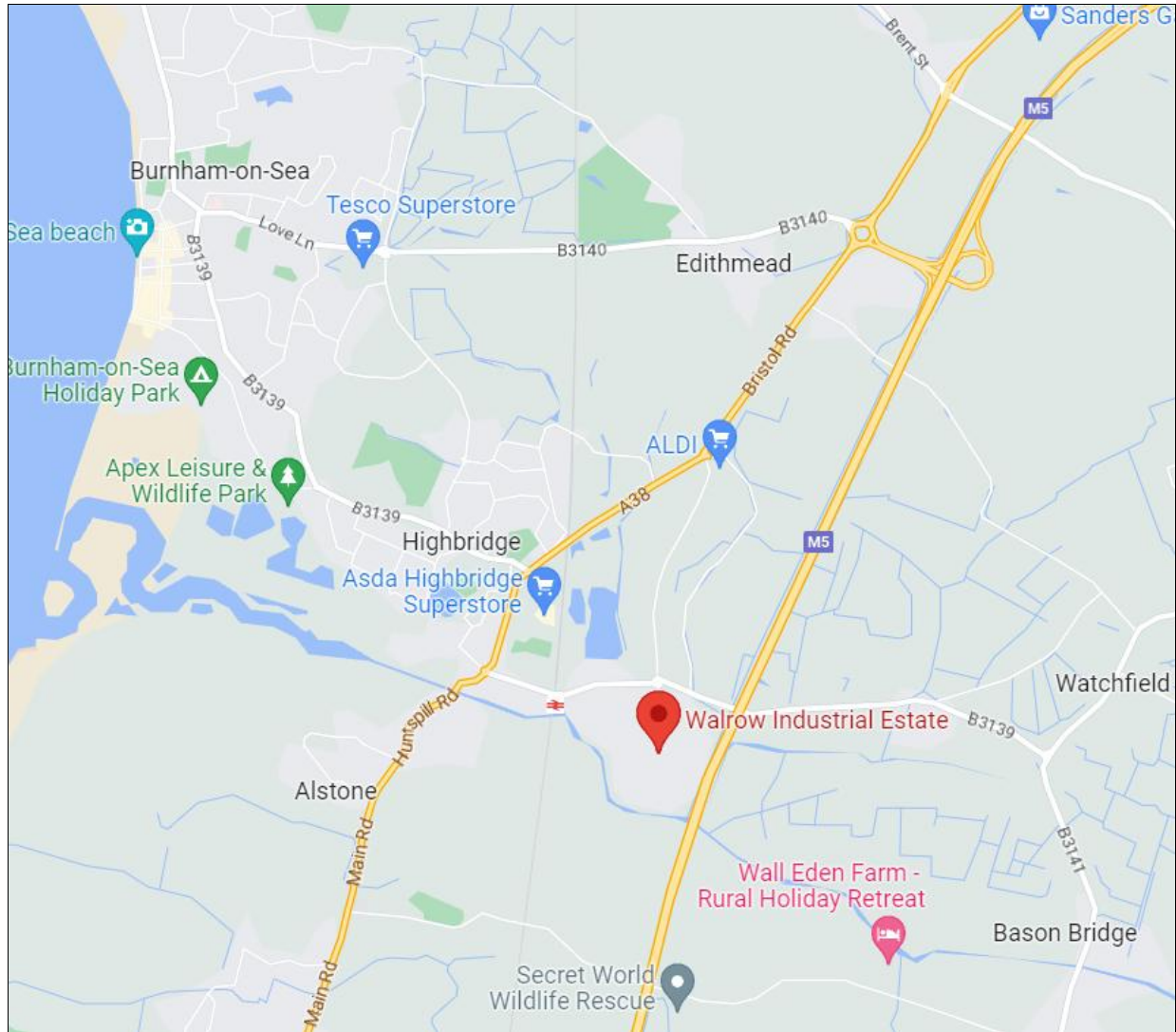
An EPC has been commissioned and will be available shortly.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred.



LOCATION PLAN –



INTERESTED – Please contact:

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These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.